



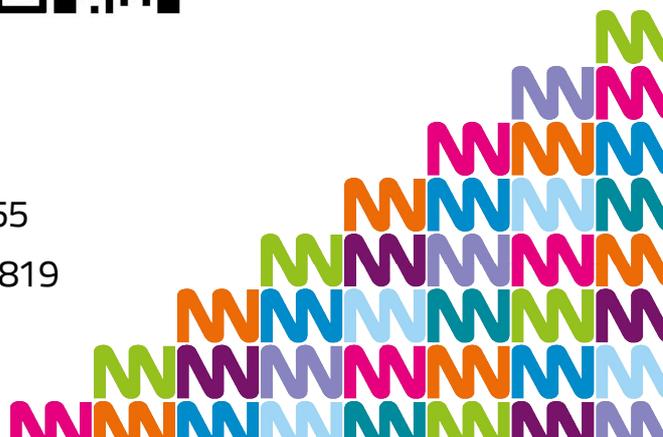
22 Green Road
 Ardglass
 BT30 7UA

Offers In The Region Of
£169,950

- Highly Sought After Area
- Detached Bungalow With Converted Attic
- Spacious Kitchen
- Open Plan lounge & Dining Area
- Sun Room
- Mature Back Gardens
- Converted Attic with Potential for Two Bedrooms
- Off Road Parking
- To View Please Contact Aoibheann on 07710308955
- For Financial Advice contact Donnan on 07545576819



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	47	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





We are most pleased to welcome on to the sales market this beautiful property on the highly coveted Green Road area of Ardglass.

This house, has two bedrooms on the ground floor, with the potential to have a further 2 in the converted attic. (subject to the appropriate approvals). There is a large kitchen, and an open plan, lounge & Dining room which leads to a sun room with double doors to the mature gardens.

Accommodation

The ground floor accommodation comprises of 2 bedrooms, 1 with built in robes, and storage, and the other bedroom with a beautiful bay window. There is a large kitchen/dining room. The lounge is a great size, with a beautiful bay window, and a feature brick fireplace. the lounge leads to a dining room, and then through to a sun room - where you can look out to the garden. There is an floored roof space, with the potential of having a further 2 bedrooms, subject to the appropriate approvals.

Gardens

There is a mature garden surrounding this house which will be even more beautiful with a bit of TLC.

Area

This is a highly sought after area on the road between Ardglass & Coney Island - in close proximity to the world renowned Ardglass golf club, and also to local village amenities

Viewing

Early viewing is recommended, please contact Aoibheann on 07710308955 to arrange or email aoibheann@quinnestateagents.com

Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage Solutions for all your financial questions - you can contact him on 07545576819 or via email on donnan@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703612257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

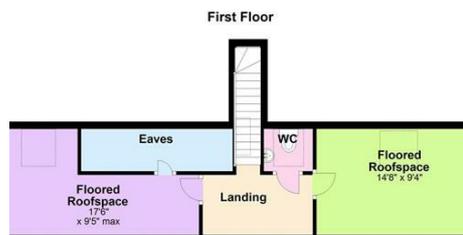
18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



22 Green Road, Ardglass, Downpatrick



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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